174.0	0009	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	598,600 / 598,600
					USE VALUE:	598,600 / 598,600
					ASSESSED:	598,600 / 598,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKUN DAVID J JR/ TRUSTEE
Owner 2:	DAVID J MARKUN JR TRUST
Owner 3:	
Street 1:	12 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARKUN DAVID J -
Owner 2:	-
Street 1:	12 WILLIAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,465 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3465.000	231,800		366,800	598,600
Total Card	0.080	231,800		366,800	598,600
Total Parcel	0.080	231,800		366,800	598,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.57 | /Parcel: 437.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0009-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,800	0	3,465.	366,800	598,600	598,600	Year End Roll	12/18/2019
2019	101	FV	190,500	0	3,465.	361,500	552,000	552,000	Year End Roll	1/3/2019
2018	101	FV	197,100	0	3,465.	277,700	474,800	474,800	Year End Roll	12/20/2017
2017	101	FV	197,100	0	3,465.	262,000	459,100	459,100	Year End Roll	1/3/2017
2016	101	FV	197,100	0	3,465.	241,000	438,100	438,100	Year End	1/4/2016
2015	101	FV	185,600	0	3,465.	225,300	410,900	410,900	Year End Roll	12/11/2014
2014	101	FV	185,600	0	3,465.	207,500	393,100	393,100	Year End Roll	12/16/2013
2013	101	FV	185,600	0	3,465.	207,500	393,100	393,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13596

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARKUN DAVID J,	71354-357	1	7/23/2018	Convenience	1	No	No		
	21364-62		8/1/1991		27,369	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2009	911	Porch	5,800					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	163	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	6									366,765						366,800	

Total AC/HA: 0.07955 | Total SF/SM: 3465 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,765 | Spl Credit | Total: 366,800

User Acct

116742

GIS Ref

GIS Ref

Insp Date

09/08/18

!13596!

PRINT

Date	Time
12/11/20	03:31:38

LAST REV

Date	Time
10/11/18	15:14:29

mmcmakin

USER DEFINED

Prior Id # 1:	116742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	62250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335913
Depreciation:	104133
Depreciated Total:	231780

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

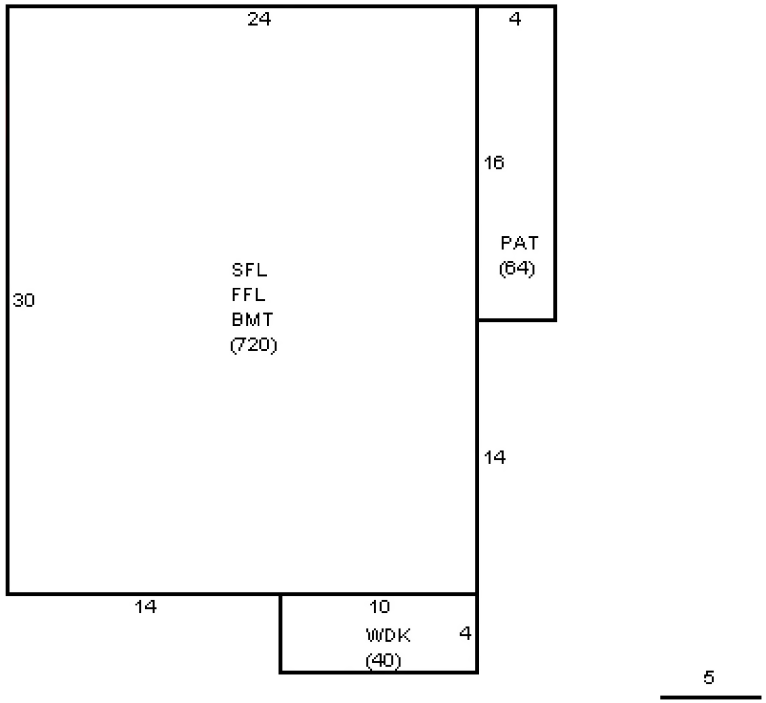
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.11
Special Features:	0	Val/Su Net:	105.75
Final Total:	231800	Val/Su SzAd	169.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	51.630	37,175
FFL	First Floor	720	172.110	123,918
SFL	Second Floor	648	172.110	111,526
PAT	Patio	64	6.120	392
WDK	Deck	40	16.320	653

Net Sketched Area:	2,192	Total:	273,664
Size Ad	1368	Gross Are	2264	FinArea	1368
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0009-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	